

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 28728-1**

BEING A SUBDIVISION OF A PORTION OF THE NORTHERLY 1220 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, BOTH WITHIN T.3S., R.5W. S.B.M.

FEB 1998

GABEL, COOK AND BECKLUND, INC.  
RIVERSIDE, CA

**RECORDER'S STATEMENT**

FILED THIS 16th DAY OF July, 1998 AT 8A. M. IN BOOK 2720F MAPS, AT PAGES 10-13, AT THE REQUEST OF THE CITY CLERK.

NO. 295187  
FEE. \$12.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY: Slogan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR WATERLINE, SEWERLINE AND ELECTRICAL FACILITIES, LOTS "A" AND "B" AND FURTHER, THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 1 THROUGH LOT 6, LOT 22, AND LOT 23 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS CENTURY AVENUE ADJOINING SAID LOTS. WE ALSO HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "3' P.U.E., 6' P.U.E., 15' P.U.E., 30' P.U.E. AND BLANKET P.U.E.". WE FURTHER DEDICATE FOR RESTRICTED USE, FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTHFILL OR DEPOSIT, THE AREAS SHOWN AS "OPEN SPACE EASEMENT". SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENTS. WE ALSO HEREBY RESERVE THE PRIVATE EASEMENTS DESIGNATED AS "LANDSCAPE & BLOCKWALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" AS SHOWN HEREON TO OURSELVES, SUCCESSORS AND ASSIGNS. WE ALSO DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS "A" AND "B" AND LOTS 1 THROUGH 25.

SANDA GROUP, A CALIFORNIA LIMITED PARTNERSHIP

BY: HANDA DEVELOPMENT CORP., A CALIFORNIA CORPORATION AS GENERAL PARTNER

Mei-Jen Liu Hong  
MEI-JEN LIU HONG, PRESIDENT

**TRUSTEE**

TRUST BANK, F.S.B., AS TRUSTEE UNDER A DEED OF TRUST RECORDED 30 OCTOBER 1997 AS INSTRUMENT NO. 436550, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Marina C. Wang  
PRESIDENT  
MARINA C. WANG

David Tang  
SECRETARY First Vice President  
DAVID TANG

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 6-4-98, BEFORE ME, Kristi J. Enochs, PERSONALLY APPEARED MEI-JEN LIU HONG PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY'S NAME: Kristi J. Enochs  
SIGNATURE: Kristi Enochs  
MY COMMISSION EXPIRES: 4-23-99  
MY PRINCIPAL PLACE OF BUSINESS IS Riverside, CALIFORNIA

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

ON 6-11-98, BEFORE ME, SHIRLEY CHU, PERSONALLY APPEARED MARINA C. WANG AND DAVID TANG PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY'S NAME: SHIRLEY CHU  
SIGNATURE: Shirley Chu  
MY COMMISSION EXPIRES: 3-5-01  
MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES, CALIFORNIA

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$10,400.00

DATED 6-15, 1998

PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: Paul McDonnell DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 7-16, 1998

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Gerald A. Maloney

CASH TAX BOND  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_

**CITY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN AGAINST SAID PROPERTY.

DATED 6/22, 1998

JERRY ROGERS  
CITY TREASURER

BY: Jerry Rogers

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 © OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. THE PUBLIC, THE HOLDERS OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER FINAL JUDGEMENT OF PARTITION OF THE SUPERIOR COURT FOR THE STATE OF CALIFORNIA AND COUNTY OF RIVERSIDE AS RECORDED 7 NOVEMBER 1958 IN BOOK 2361 PAGE 108, O.R. RIV. CO. AND AS AMENDED IN INSTRUMENT NO. 34459 RECORDED 21 APRIL 1961, O. R. RIV. CO.

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J., INCORPORATED, ON THE 31<sup>ST</sup> OF MAY, 1994, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

**CIVIL ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 1990 AND MARCH 1994; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 4 JUNE 1998

William D. Gabel  
WILLIAM D. GABEL  
R.C.E. 21740  
LIC. EXPIRES 9/30/01



**PUBLIC UTILITIES CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

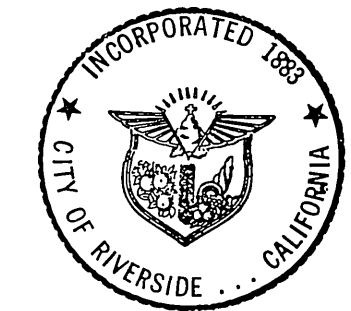
DATED: JUN 30 1998

BILL D. CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
BY: Dieter Witzfeld

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 28728-1 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 4th DAY OF July, 1998



COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen Nicol

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 28728, WHICH WAS APPROVED BY THE RIVERSIDE CITY COUNCIL ON 22 JANUARY 1998, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED July 7, 1998

Richard D. Mc Grath  
RICHARD D. MC GRATH  
CITY ENGINEER  
RCE 31952 LIC. EXPIRES 12-31-00

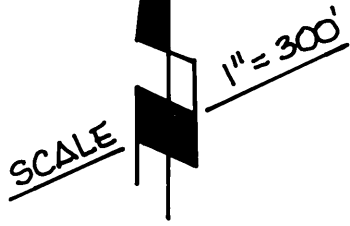
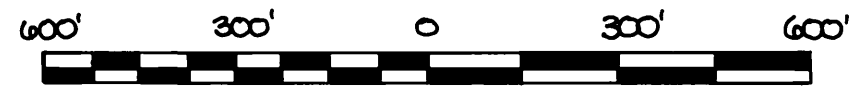
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 28728-1

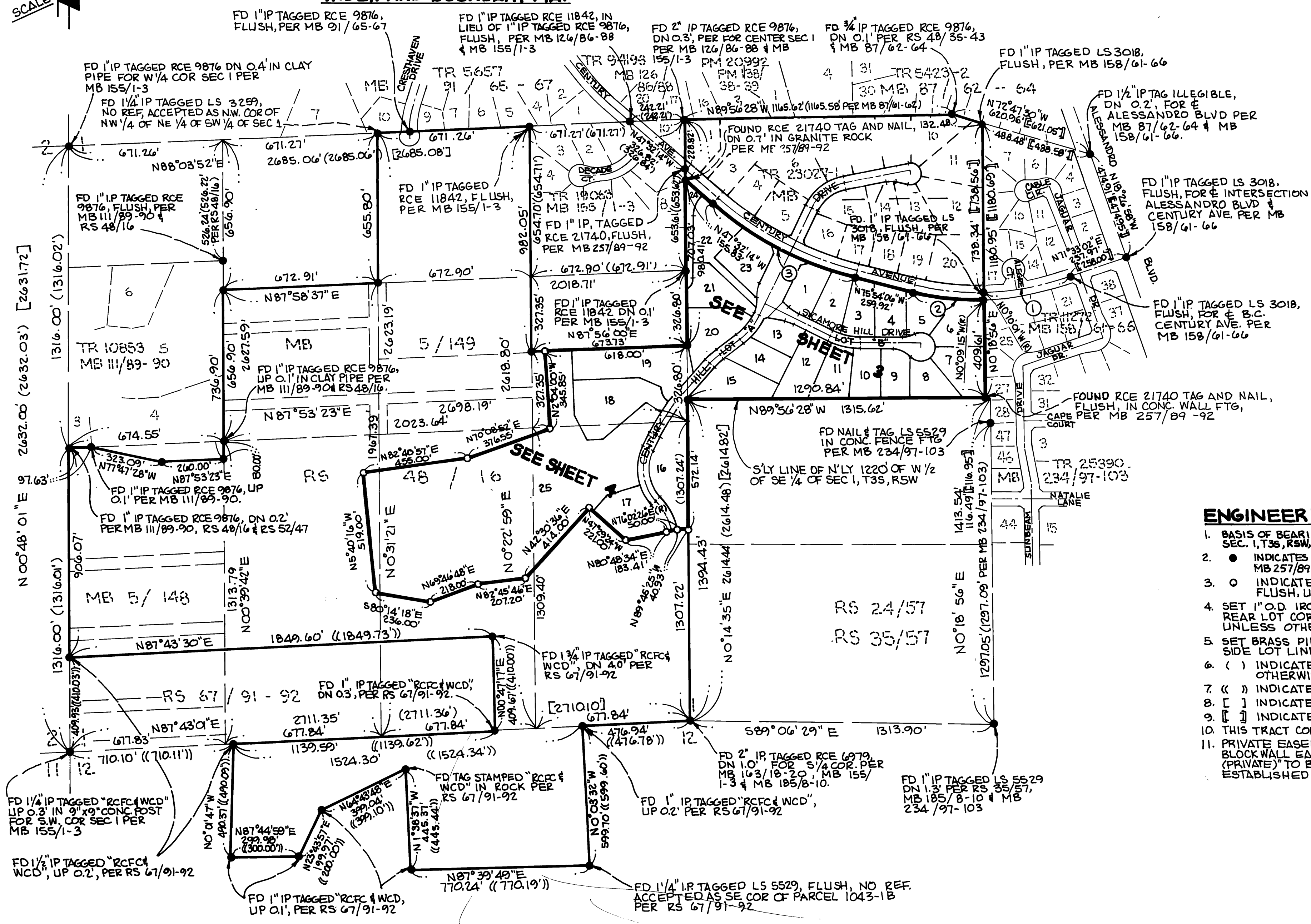
BEING A SUBDIVISION OF A PORTION OF THE NORTHERLY 1220 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, BOTH WITHIN T.3S., R.5W. S.B.M.

FEB. 1998

GABEL, COOK AND BECKLUND, INC.  
RIVERSIDE, CA



## INDEX AND BOUNDARY MAP



CURVE DATA				
Δ	R	L	T	
1	18°16'51"	1200.00'	382.91'	193.09'
	[18°16'50"]	1200.00'	382.86'	193.07'
2	14°15'09"	1233.00'	306.71'	154.15'
3	28°21'52"	1433.00'	709.41'	362.13'

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF SOUTHWEST QUARTER OF SEC. 1, T.3S, R.5W, S.B.M BEING N0°14'35"E AS SHOWN BY TR 19063, MB 155/1-3.
2. ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92 UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. ( ) INDICATES RECORD DATA PER MB 155/1-3, UNLESS OTHERWISE NOTED.
7. « » INDICATES RECORD DATA PER RS 67/91-92.
8. [ ] INDICATES RECORD DATA PER RS 48/16.
9. [ ] INDICATES RECORD DATA PER MB 158/61-66.
10. THIS TRACT CONTAINS 36.34 GROSS ACRES.
11. PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNERS' ASSOCIATION ESTABLISHED FOR THIS TRACT.

M.B. 272 / 11

M.B. 272 / 11



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 28728-1**

BEING A SUBDIVISION OF A PORTION OF THE NORTHERLY 1220 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, BOTH WITHIN T.3S., R.5W. S.B.M.

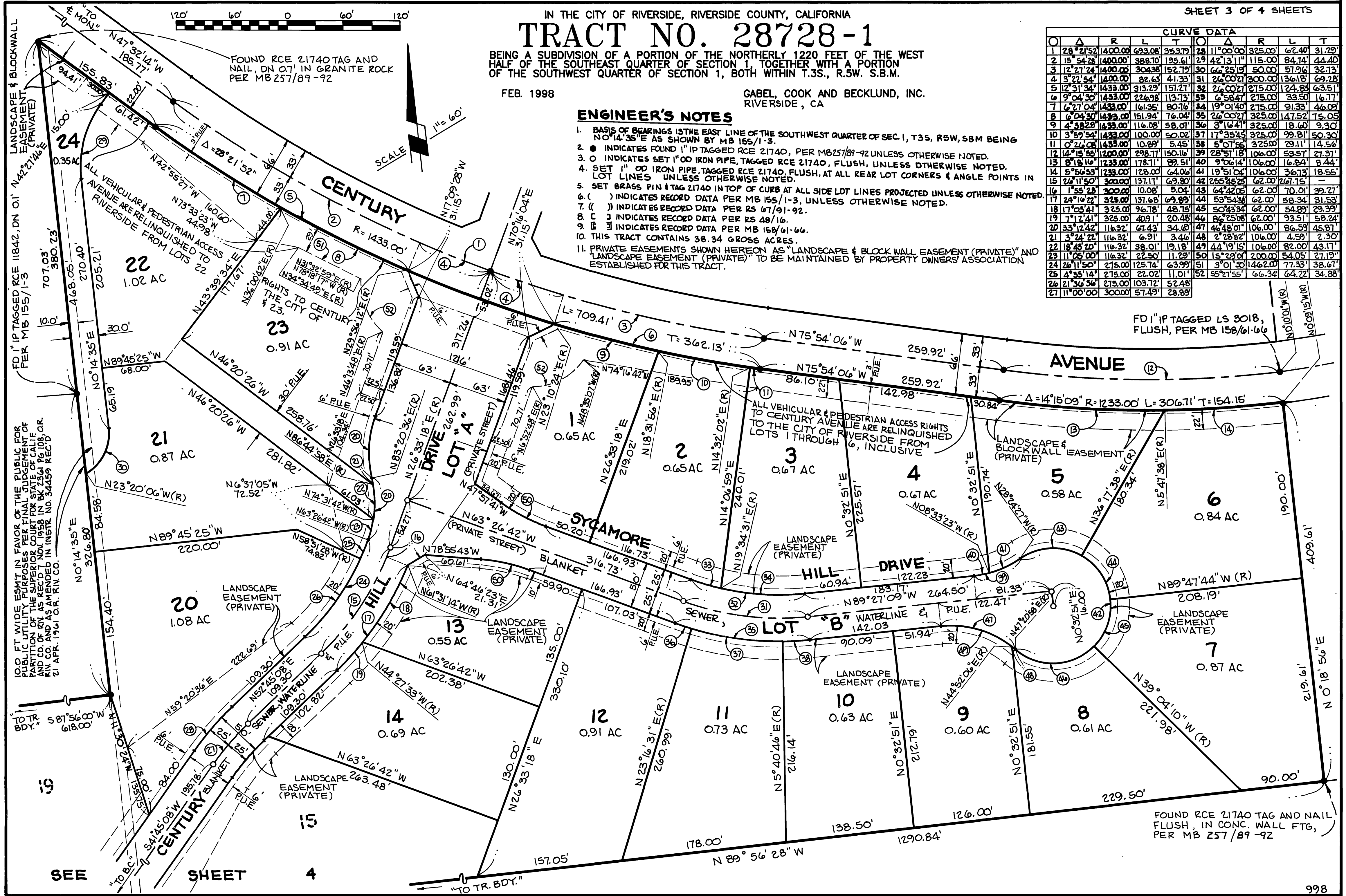
FEB. 1998

GABEL, COOK AND BECLUND, INC.  
 RIVERSIDE, CA

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC. 1, T.3S., R.5W., S.B.M. BEING N0°14'35"E AS SHOWN BY MB 155/1-3.
2. ● INDICATES FOUND 1" IP TAGGED RCE 21740, PER MB 257/89-92 UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" OD IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" OD IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED UNLESS OTHERWISE NOTED.
6. ( ) INDICATES RECORD DATA PER MB 155/1-3, UNLESS OTHERWISE NOTED.
7. ( ) INDICATES RECORD DATA PER RS 67/91-92.
8. [ ] INDICATES RECORD DATA PER RS 48/16.
9. [ ] INDICATES RECORD DATA PER MB 158/61-66.
10. THIS TRACT CONTAINS 38.34 GROSS ACRES.
11. PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNERS' ASSOCIATION ESTABLISHED FOR THIS TRACT.

CURVE DATA														
O	Δ	R	L	T	O	Δ	R	L	T	O	Δ	R	L	T
1	28°21'52"	1400.00	693.08	353.79	28	11°00'00"	325.00	62.40	31.29'					
2	15°54'28"	1400.00	388.70	195.61	29	42°13'11"	115.00	84.14	44.40'					
3	12°27'24"	1400.00	304.38	152.79	30	66°25'19"	50.00	57.96	32.73'					
4	3°27'54"	1400.00	82.63	41.33	31	26°00'21"	300.00	136.18	69.28'					
5	12°31'34"	1433.00	313.29	151.21	32	26°00'21"	275.00	124.83	63.51'					
6	9°04'30"	1433.00	226.98	113.73	33	6°58'47"	275.00	33.50	16.71'					
7	6°27'04"	1433.00	161.35	80.76	34	19°01'40"	275.00	91.33	46.09'					
8	6°04'30"	1433.00	151.94	76.04	35	26°00'21"	325.00	147.52	75.05'					
9	4°38'28"	1433.00	116.08	58.01	36	3°16'41"	325.00	18.60	9.30'					
10	3°59'54"	1433.00	100.00	50.02	37	17°35'45"	325.00	99.81	50.30'					
11	0°26'08"	1433.00	10.89	5.45	38	5°07'56"	325.00	29.11	14.56'					
12	14°15'55"	1200.00	298.77	150.16	39	28°57'18"	106.00	53.51	27.37'					
13	8°18'10"	1233.00	178.71	89.51	40	9°06'14"	106.00	16.84	8.44'					
14	5°56'53"	1233.00	128.00	64.06	41	19°51'04"	106.00	36.73	18.55'					
15	2°11'50"	300.00	131.17	69.80	42	25°54'25"	62.00	26.75	13.38'					
16	1°55'28"	300.00	10.08	5.04	43	64°42'05"	62.00	70.01	39.27'					
17	24°10'22"	325.00	171.68	89.89	44	53°54'38"	62.00	58.34	31.53'					
18	17°03'41"	325.00	96.78	48.75	45	50°43'34"	62.00	54.89	29.39'					
19	7°12'41"	325.00	40.91	20.48	46	86°25'08"	62.00	93.51	58.24'					
20	33°12'42"	116.32	61.43	34.88	47	46°48'01"	106.00	86.59	45.87'					
21	3°24'22"	116.32	6.91	3.46	48	2°28'52"	106.00	4.59	2.30'					
22	18°43'20"	116.32	38.01	19.18	49	44°19'15"	106.00	82.00	43.17'					
23	11°05'41"	116.32	22.50	11.29	50	15°29'04"	200.00	54.05	27.19'					
24	26°11'50"	275.00	125.74	63.99	51	3°01'50"	1462.00	77.33	38.67'					
25	4°35'14"	275.00	22.02	11.01	52	55°27'55"	66.34	64.72	34.88'					
26	21°36'36"	275.00	103.72	52.48										
27	11°00'00"	300.00	57.49	28.89										



FOUND RCE 21740 TAG AND NAIL, DN 0.7' IN GRANITE ROCK PER MB 257/89-92

FD 1" IP TAGGED LS 3018, FLUSH, PER MB 158/61-66

FOUND RCE 21740 TAG AND NAIL FLUSH, IN CONC. WALL FTG, PER MB 257/89-92

M.B. 272 / 12

M.B. 272 / 12

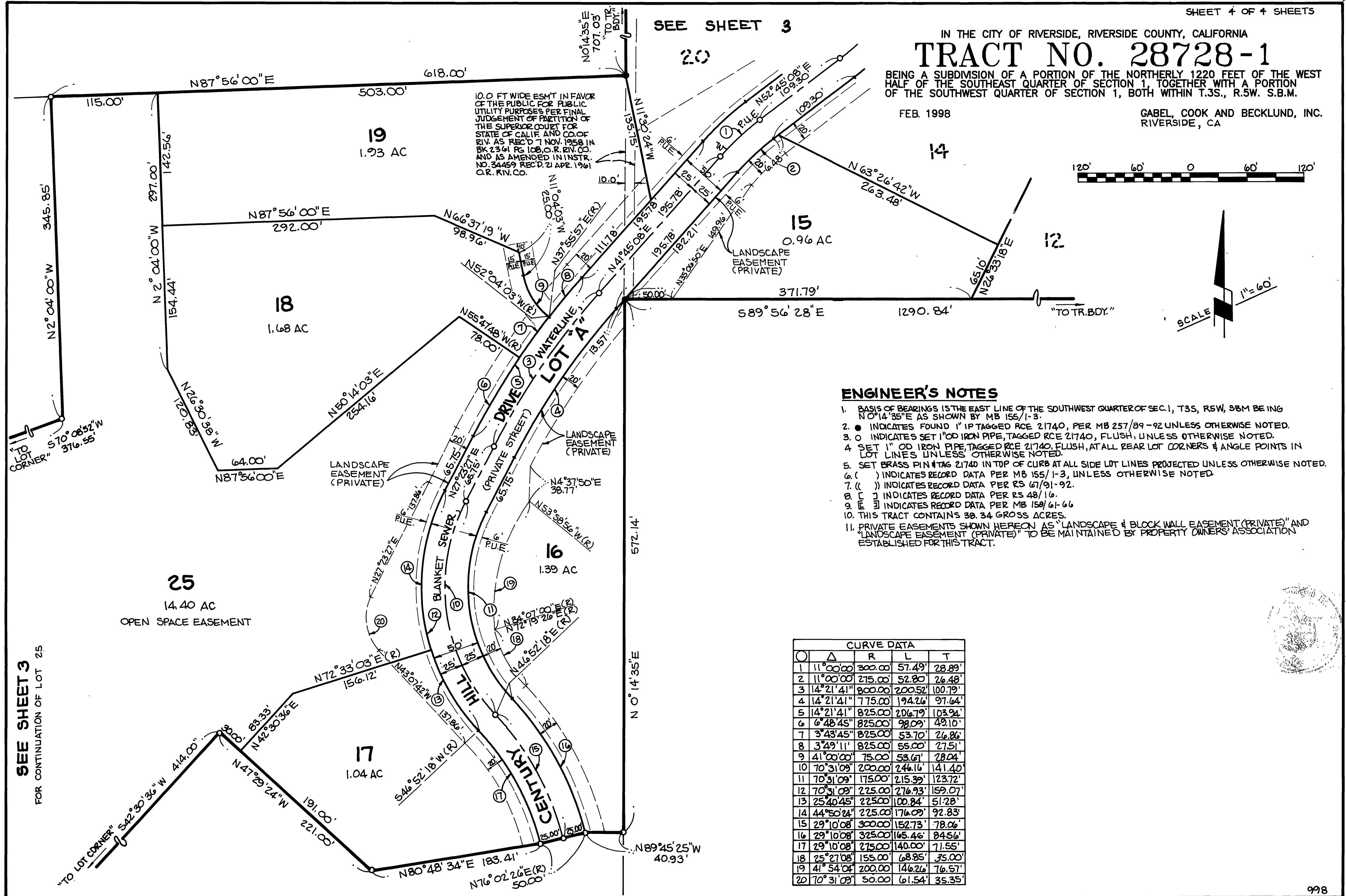
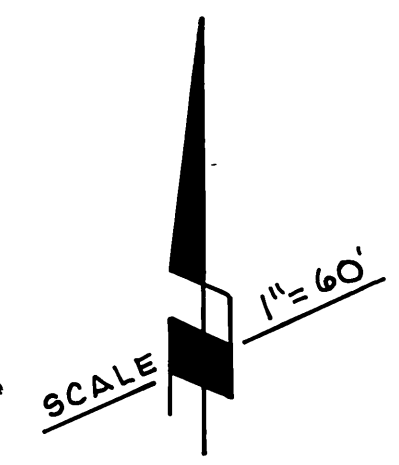
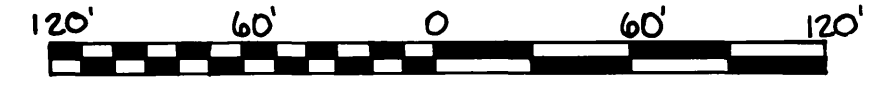
SEE SHEET 3

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 28728-1**

BEING A SUBDIVISION OF A PORTION OF THE NORTHERLY 1220 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, BOTH WITHIN T.3S., R.5W. S.B.M.

FEB. 1998

GABEL, COOK AND BECKLUND, INC.  
 RIVERSIDE, CA



10.0 FT WIDE ESMT IN FAVOR OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES PER FINAL JUDGEMENT OF PARTITION OF THE SUPERIOR COURT FOR STATE OF CALIF. AND CO. OF RIV. AS REC'D 7 NOV. 1958 IN BK. 2361 PG. 108 O.R. DIV. CO. AND AS AMENDED IN INSTR. NO. 34459 REC'D 21 APR. 1961 O.R. DIV. CO.

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC. 1, T3S, R5W, S8M BEING N0°14'35"E AS SHOWN BY MB 155/1-3.
2. ● INDICATES FOUND 1" IP TAGGED RCE 21740, PER MB 257/89-92 UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" OD IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" OD IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES UNLESS OTHERWISE NOTED.
5. SET BRASS PIN #TAG 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED UNLESS OTHERWISE NOTED.
6. ( ) INDICATES RECORD DATA PER MB 155/1-3, UNLESS OTHERWISE NOTED.
7. ( ) INDICATES RECORD DATA PER RS 67/91-92.
8. [ ] INDICATES RECORD DATA PER RS 48/16.
9. [ ] INDICATES RECORD DATA PER MB 159/61-66.
10. THIS TRACT CONTAINS 38.34 GROSS ACRES.
11. PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNERS' ASSOCIATION ESTABLISHED FOR THIS TRACT.

CURVE DATA				
Δ	R	L	T	
1	11°00'00"	300.00	57.49'	28.89'
2	11°00'00"	215.00	52.80'	26.48'
3	14°21'41"	800.00	200.52'	100.79'
4	14°21'41"	775.00	194.26'	97.64'
5	14°21'41"	825.00	206.79'	103.94'
6	6°48'45"	825.00	98.09'	49.10'
7	3°43'45"	825.00	53.70'	26.86'
8	3°29'11"	825.00	55.00'	27.51'
9	41°00'00"	75.00	53.61'	28.04'
10	70°31'09"	200.00	246.16'	141.40'
11	70°31'09"	175.00	215.39'	123.72'
12	70°31'09"	225.00	276.93'	159.07'
13	25°40'45"	225.00	100.84'	51.28'
14	44°50'24"	225.00	176.09'	92.83'
15	29°10'08"	300.00	152.73'	78.06'
16	29°10'08"	325.00	165.46'	84.56'
17	29°10'08"	275.00	140.00'	71.55'
18	25°27'08"	155.00	68.85'	35.00'
19	41°54'04"	200.00	146.26'	76.57'
20	70°31'09"	50.00	61.54'	35.35'

SEE SHEET 3  
 FOR CONTINUATION OF LOT 25

M.B. 272 / 13

M.B. 272 / 13